

Linwood Square Area Neighborhood Plan



City of Indianapolis
Department of Metropolitan Development
Division of Planning

Adopted April 18, 2001

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PLAN SUMMARY

Located in Marion County, Indiana, the Linwood Square area is bounded by 16th Street on the north, Michigan Street on the south, Emerson Avenue on the east, and Sherman Drive on the west.

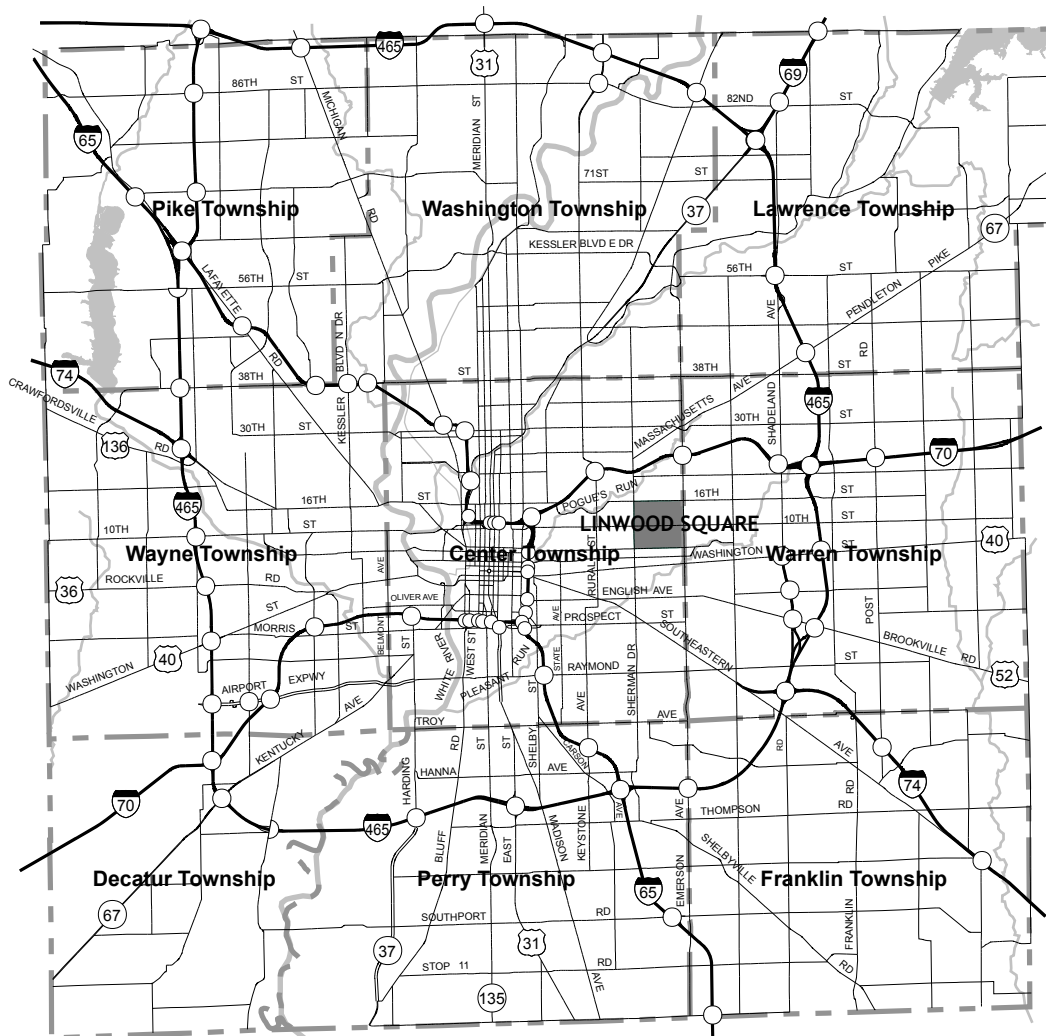
The Linwood Square area is defined as those neighborhoods that surround the Linwood Square Shopping Center. The Neighborhood Associations that represent those neighborhoods are Emerson Heights Community Organization, Grace-Tuxedo Neighborhood Association, and Little Flower Neighborhood Association. The Linwood Square area is located within the boundaries of the Near Eastside Community Organization (NESCO).

The Linwood Square Area Neighborhood Plan amends a segment of the Comprehensive Plan of Marion County, Indiana. This segment consists of land use, zoning, and the direction of physical development.

In order to begin the Neighborhood Plan process, staff started attending neighborhood association meetings. Subsequently, in May 1999, staff began scheduling Neighborhood Plan meetings to follow the Little Flower Neighborhood Association meetings. At these meetings, residents began discussing with staff their dreams, wishes, problems and realities of their neighborhoods. Staff then began planning discussions with residents to formulate goals and objectives for the future of the neighborhood.

The plan was undertaken in cooperation with neighborhood residents, the City of Indianapolis, and members of the business community. Representatives of these various groups worked together to develop goals, objectives, projects, and programs for revitalizing and redeveloping the Linwood Square area neighborhoods. A wide range of issues was discussed. The recommendations include actions for City agencies, public-private partnerships, and neighborhood organizations.

After acceptance by the neighborhood residents and adoption by the Metropolitan Development Commission, the plan is intended to serve as a guide for implementing public improvement programs and steering private investment.



Map 1: LINWOOD SQUARE LOCATION MAP

 **LINWOOD SQUARE
AREA NEIGHBORHOOD**



City of Indianapolis
Department of Metropolitan Development
Division of Planning
September 2002

The preparation of this map was
financed in part by a Community
Development Block Grant



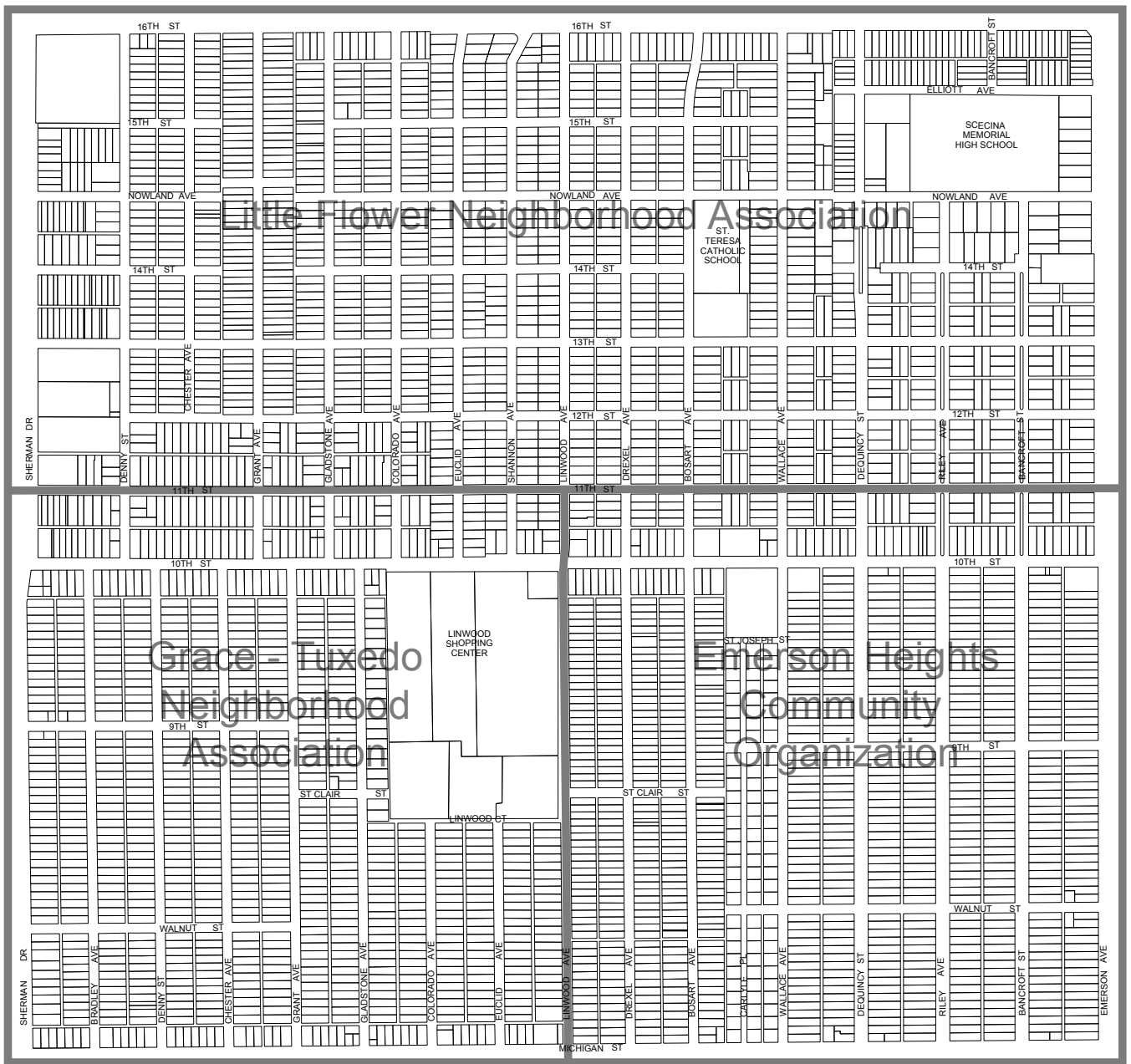
INTRODUCTION

The purpose of community planning is to encourage the preservation, revitalization, and enhancement of neighborhoods. Many older neighborhoods have problems such as physical deterioration of buildings and infrastructure; social ills affecting the elderly population, low-income persons, and single parent families; and economic deficiencies such as a poor investment climate, reduced buying power, and limited job opportunities. Solutions to these problems require a concerted effort on the part of the community.

In coordination with neighborhoods, plans can be developed with guidelines to coordinate resources, reinforce neighborhood vision, and revitalize the area. Once a plan is accepted by neighborhood residents and officially recognized by the City of Indianapolis through adoption by the Metropolitan Development Commission, a community plan can serve as the guide for implementing public improvements, steering private investment, and directing the grass roots efforts of neighborhood residents.

Since planning's function is to guide development, a plan itself does not mandate action but outlines all the necessary steps to action. Community planning seeks to guide both short-term and long-range improvements at the micro level, but its focus is primarily on changes that require considerable time and effort to accomplish.

To begin this process, an inventory of demographic, social, and physical development characteristics was compiled and summarized. Much of this information was obtained from the U.S. Bureau of the Census. A vital part of community planning is the involvement of the residents. During a series of neighborhood meetings and working sessions, the neighborhood's assets, problems, and community resources were determined, goals for the future were set, and recommended actions for improvement were established. The ultimate goal was to develop meaningful policies and programs in coordination with neighborhood residents, City of Indianapolis staff, businesses, and local organizations.



Map 2: LINWOOD SQUARE AREA NEIGHBORHOODS



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Department of Metropolitan Development
Division of Planning
September 2002



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DATA INVENTORY-Housing and Demographic Profile

1. Population

In 1990, the total population of the Linwood Square area neighborhoods was 7,632 persons. This was a 4.7% decrease from 1980. At that time (1980), the total population of the Linwood Square area was 8,012. In comparison, Center Township and Marion County, from 1980 to 1990, had population changes of -12.7% and +4.2%, respectively.

2. Housing Units

In 1990, the total number of housing units (occupied and vacant) in the Linwood Square area neighborhoods totaled 3,746. This represents a .7% decrease from the 1980 figure of 3,771. In contrast, Center Township and Marion County had unit changes of -5.7% and +12.9%, respectively from 1980 to 1990.

<i>Table 1: Population and Housing Units: 1980 and 1990 Census</i>						
	Population			Housing Units		
	1980	1990	% Change	1980	1990	% Change
Linwood Square Area	8,012	7,632	-4.7%	3,771	3,746	-.7%
Center Township	208,624	182,140	-12.7%	86,643	81,667	-5.7%
Marion County	765,233	797,159	+4.2%	309,557	349,403	+12.9%

3. Age

The 1990 age composition of Linwood Square area residents is shown in the following chart. A lower percentage of persons were in the “18 and under” category when compared to Center Township and Marion County. A higher percentage of Linwood Square area residents were in the 65+ category when compared with Center Township and Marion County.

<i>Table 2: Age Composition: 1990 Census</i>						
Cohort	Linwood Square Area		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
18 and Under	1,586	20.8%	50,263	27.6%	203,185	25.5%
18-64	4,647	60.9%	108,496	59.5%	501,153	62.9%
65+	1,399	18.3%	23,418	12.9%	92,821	11.6%
Total	7,632	100.0%	182,140	100.0%	797,159	100.0%

4. Income

During 1989, average household income in the Linwood Square area was \$23,833. This was slightly higher than the 1989 average income of Center Township residents (\$22,965), but below that of the county average income for the period - \$36,135.

<i>Table 3: Income Distribution: 1990 Census</i>						
Income Per Household	Linwood Square Area		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	178	5.2%	9,072	12.9%	17,962	5.6%
\$5,000-\$14,999	724	21.1%	20,451	29.1%	55,974	17.5%
\$15,000-\$24,999	804	23.5%	15,014	21.3%	61,550	19.2%
\$25,000-\$34,999	770	22.5%	10,851	15.4%	54,820	17.1%
\$35,000-\$49,999	586	17.1%	9,057	12.9%	60,571	18.9%
\$50,000-\$99,999	349	10.2%	5,481	7.8%	58,928	18.4%
\$100,000 +	13	.4%	415	0.6%	10,016	3.1%
Average Income	23,833		22,965		36,135	
% Below Poverty	10.6%		26.5%		12.1%	

5. Education

In 1990, of all Linwood Square area residents aged 25 and older, 69.7% were high school graduates or higher. This was higher than the comparable figure for Center Township (57.3%). For Marion County 76.8% of residents 25 years and older were high school graduates or higher. In 1990, 15.4% of Linwood Square residents completed college degrees, compared to 11.5% of Center Township and 26.8% Marion County residents.

<i>Table 4: Educational Attainment: 1990 Census</i>						
Educational Category	Linwood Square Area		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than 9 th Grade	621	11.5%	15,565	13.8%	35,047	6.9%
9 th – 12 th Grade, No Diploma	1,012	18.7%	32,465	28.9%	83,553	16.3%
High School Graduate	1,970	36.4%	35,036	31.2%	158,958	31.1%
Some College, No Degree	969	17.9%	16,453	14.6%	97,003	19.0%
Associate Degree	167	3.1%	3,910	3.5%	27,131	5.3%
Bachelors Degree	472	8.7%	5,746	5.1%	70,315	13.8%
Graduate or Professional Degree	195	3.6%	3,291	2.9%	39,302	7.7%
Total	5,406	100.0%	112,466	100.0%	511,309	100.0%

6. Household Tenure

In 1990, 59.4% of the households in the Linwood Square area neighborhoods consisted of owner occupants, higher than the comparable rates for Center Township and Marion County (49.7% and 57.0%, respectively).

<i>Table 5: Household Tenure: 1990 Census</i>						
Category	Linwood Square		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	2,517	59.4%	34,900	49.7%	182,039	57.0%
Renter Occupied	1,720	40.6%	35,366	50.3%	137,432	43.0%
Total	4,237	100.0%	70,266	100.0%	319,471	100.0%

7. Land Use

Land use in the Linwood Square area is diverse. The predominate land use is residential accounting for 63% of the 620 acres that comprise the neighborhood.

<i>Table 6: 1999 Existing Land Use</i>		
Category	Acreage	Percent
Single Family Residential	307.2	49.6%
Two Family Residential (Doubles)	79.1	12.8%
Medium Density Residential (Multi Unit)	4.5	.8%
Commercial Retail or Service	35.3	5.8%
Light Industrial	11.5	1.8%
Heavy Industrial	0	0%
Park	0	0%
Special Use	20.2	3.2%
Commercial Office	1.2	.2%
Parking Lot	1.5	.2%
Vacant Lot	5.4	.8%
Miscellaneous-Highways, Streets, Railroads, Right-Of-Way, and Rivers	154.0	24.8%
Total	619.91	100.0%
Source: City of Indianapolis		

8. Building Conditions

An exterior building condition survey was conducted in 1999. The survey consisted of visually rating the exterior condition of primary buildings. Primary buildings are defined as houses, apartments, stores, churches, and industrial buildings but does not include garages, storage facilities, or support buildings. Building conditions were categorized by a letter code as described in the following list.

A. Excellent Condition. The building is in sound condition and does not need any paint or repairs.

B. Superficial Repairs. The building needs normal maintenance, painting, or repairs.

- Exterior walls - peeling paint on less than 50% of the structure.
- Windows, sashes, door frames - missing storm inserts, missing or torn screens.
- Gutters, down spouts - rusty, peeling paint, or missing sections.

C. Minor Rehabilitation. The building needs painting or repairs beyond normal maintenance but does not need repairs of a structural nature.

- Exterior walls - peeling paint on more than 50% of the structure.
- Foundation - small cracks.
- Roof - loose or missing shingles and obvious wear.
- Windows, sashes, door frames - cracked glass and missing storm inserts.
- Chimney - small cracks.
- Gutters, down spouts - rusty, peeling paint, dents, missing sections or completely absent.
- Porch - small cracks.

D. Major Rehabilitation. The building needs structural repairs as well as possibly other minor repairs.

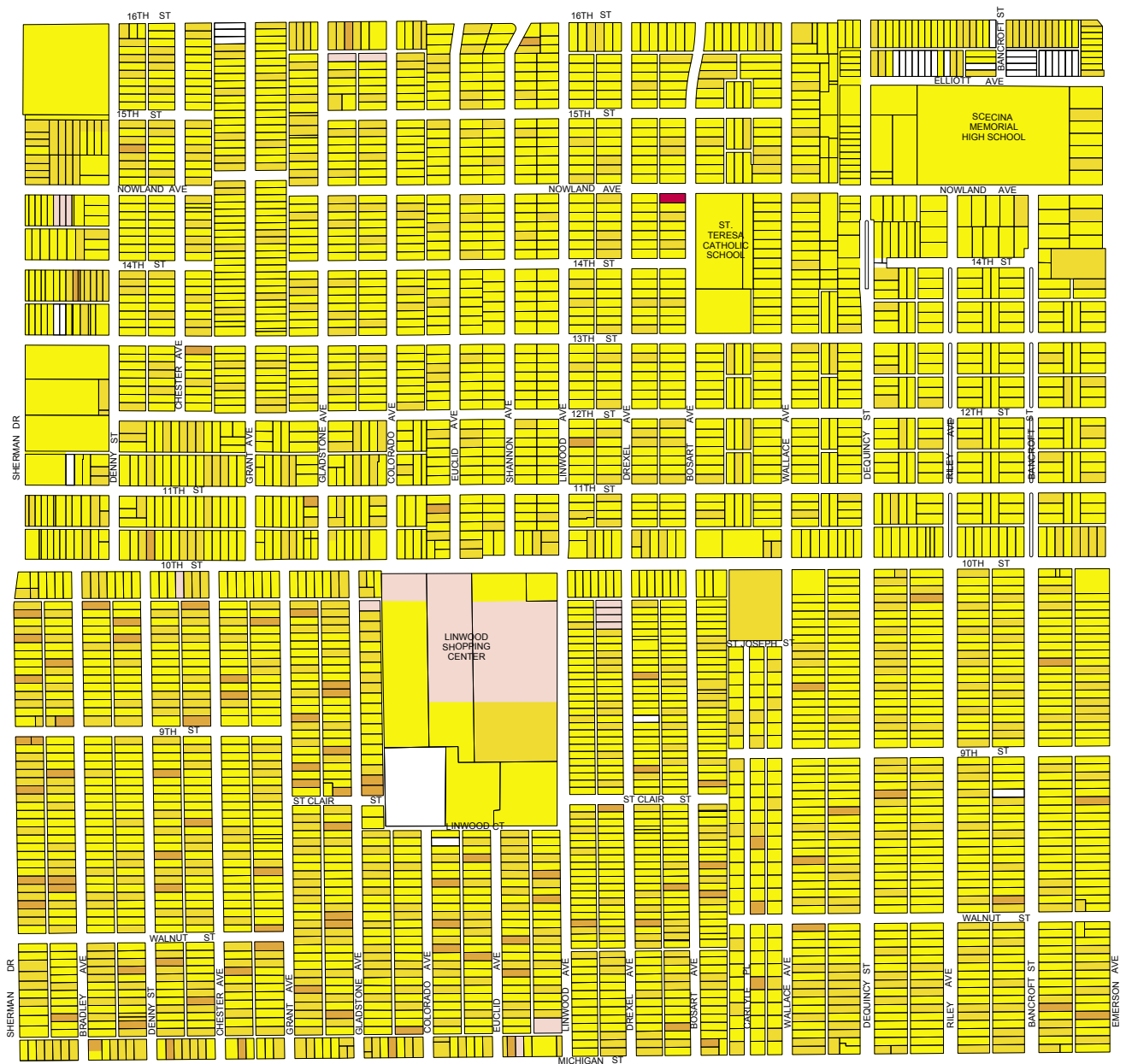
- Exterior walls - leaning, extensive rotting material, and loose masonry.
- Foundation - settling, crumbling, and loose masonry.
- Roof - sagging and rotting material.
- Windows, sashes, door frames - doors or windows missing.
- Chimney - leaning.
- Gutters, down spouts - rusted or rotted material with completely absent or missing sections.
- Porch - rails or banisters missing and separation from the main structure.

E. Dilapidated. The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable.

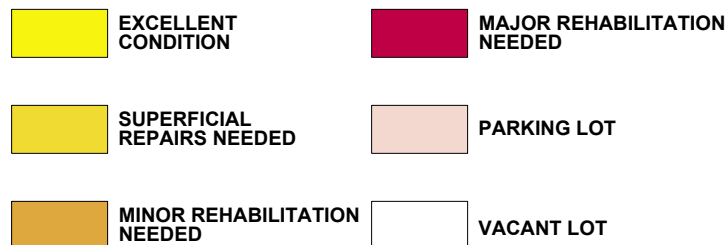
- Exterior walls - leaning or bulging, large holes, rotting and missing material.
- Foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb.
- Roof - extreme sagging, warping, rotting material, and large holes.
- Windows, sashes, door frames - broken or missing glass boarded windows, rotten or rusted materials, distorted frames, or doors or windows missing.
- Chimney - leaning, missing bricks, missing or collapsed portions, and missing mortar.
- Gutters, down spouts - rusted or rotted material, holes, and sagging, missing sections or completely absent.
- Porch - rails or banisters missing, floor collapsed, separation from main structure and missing sections.

Of the 3,093 primary structures in the Linwood Square area neighborhoods, 2,262 or 73% of the total were surveyed as being in excellent condition. There were 730 structures or 24% of the total needing only superficial repairs. Structures needing minor and major rehabilitation accounted for 101 structures or 3% of the total, and no structures were surveyed as being dilapidated.

<i>Table 7: 1999 Surveyed Building Conditions</i>		
Building Condition	Number	Percent
Excellent	2,262	73.13%
Superficial Repairs	730	23.60%
Minor Rehabilitation	100	3.23%
Major Rehabilitation	1	.04%
Dilapidated	0	.00%
Total	3,093	100.00%
Source: City of Indianapolis		



Map 3: 1999 SURVEYED BUILDING CONDITIONS



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PUBLIC SAFETY

Safety in the neighborhoods is a concern of area residents and businesses. When surveyed, both residents and business people mention a concern for reducing crime, drug activity, and graffiti. There are additional concerns relating to prostitution activity moving off Washington Street to Michigan and 10th Streets.

GOAL

The Linwood Square area neighborhoods have established a goal to continue strengthening Neighborhood Crime Watch programs and communication with neighborhood policing officials.

RECOMMENDATIONS

Crime watch committees should be established for each neighborhood association if they have not already done so. These committees will focus on crime watch programs in areas of the neighborhoods where no crime watch blocks have been established. Additionally, these committees will report at the neighborhood meetings on any current crime trends happening in their neighborhoods. The committees should also offer helpful crime prevention tips and updates at every monthly meeting.

Most home burglaries happen on weekdays in the morning or afternoon. Therefore, residents who are home during the day need to keep a watchful eye on their surrounding neighbors' properties. Neighbors, who work during the day, should make a point of returning the favor by checking on their nearby neighbors in case they may need assistance. All neighborhood residents should be encouraged to keep their outside lights on at night.

The neighborhood associations should promote and participate in the national night out activities that take place on the first Tuesday night in August.

The neighborhoods should continue to strengthen their relationship between the police and area residents. Each neighborhood association in the area should request that area patrol officers attend their monthly meetings. Regularly scheduled meetings between area patrol officers and the residents will allow for better communication and enhance the mutual feelings of trust and cooperation to combat continuing crime problems.

All residents should call the Indianapolis Police Department's NON-emergency number whenever they see something suspicious or out of the ordinary. Those residents with cellular phones should memorize or program the Indianapolis Police Department's NON-Emergency phone number into their phones, so that when they are driving in or out of their neighborhoods, they can call and report suspicious activity whenever they see it happening.

Residents have recommended a graffiti reporting system as well. Graffiti needs to be reported to the Indianapolis Police Department's NON-emergency phone number as soon as possible. An update of any new graffiti spotted should be included in each monthly neighborhood association meeting. Additionally, each neighborhood association should

enlist a stand-by group of volunteers to paint over any residential and commercial building graffiti as soon as possible after it happens. NESCO has provided paint in the past to assist these efforts.

TRANSPORTATION

Transportation access, vehicular, non-motorized and good transit services are critical to the development of an urban neighborhood.

GOAL

The Linwood Square area neighborhoods have established a goal to improve the existing neighborhood transportation system, and providing safer pedestrian circulation within the neighborhood.

RECOMMENDATIONS

The average travel time for neighborhood residents to work is 20 minutes, with 73.5% of residents driving to work alone, 17% carpooling, 3.8% using public transportation, and 3.5% walking. Increasing the amount of carpooling and bus riding residents would help in improving the neighborhood transportation system. The Linwood Square area neighborhood associations should initiate a ride board service to assist in connecting neighborhood carpooling residents. This could be done easily by including a column in the monthly newsletters.

Increasing the amount of public transportation usage will cut down on traffic congestion and air pollution in the area. Additionally, residents who use the bus system will create a critical mass that will in turn provide more potential customers for the merchants of 10th Street and Linwood Square.

The Indianapolis Public Transportation Corporation (IndyGo) provides public transportation in the Linwood Square area. Currently, there are three IndyGo bus lines that serve the area neighborhoods. Route # 3 runs west along Michigan Street on the southern border of the plan area, and east on New York Street, turning north on Arlington Avenue to connect to the Devington Shopping Center at 46th Street. Route # 10 runs east and west along 10th Street right through the middle of the Linwood Square plan area and connects the neighborhood to Washington Square on the eastside. Route # 11 runs east along 16th Street to connect to the former Naval Avionics Center. All three of the bus lines run west to downtown, and to the North/South Keystone Avenue Route #26. Routes 3, and 10 run seven days a week, and route 11 runs Monday - Saturday.

The highest concentration of bus boardings occurs on 10th Street and Michigan Street. The neighborhood should work with IndyGo to install new bus shelters at these locations. Most likely, the new bus shelters would contain advertisement space, so the neighborhoods would need to determine their amount of aversion to the advertisements versus the need for a shelter. Enforcing no parking at bus stops is an issue that needs to be addressed to provide safer boarding for neighborhood residents.

Providing safer pedestrian circulation is a goal. The neighborhoods have requested that “ladder-type configuration” crosswalks be installed at Emerson Avenue and St. Clair Street so residents can safely walk to Ellenberger Park. Additional “ladder-type” crosswalks should be located at the intersection of 10th Street and Euclid Avenue. Reducing the speed limit to 25 mph on 10th Street would help pedestrians cross in a safe manner as well.

Pedestrian circulation is critical to the health of the neighborhood as well. Neighborhood residents need to be able to walk to public transportation to be able to use it. Currently, the area neighborhoods have a sufficient amount of sidewalks. However, there are several areas where sidewalks are non-existent. It is probable that existing sidewalks will be repaired before new sidewalks are installed. Most pedestrian destinations can be reached with alternative sidewalk routes, if sidewalks are not available.

Pedestrian circulation increases crime awareness in the neighborhood. Residents walking the neighborhood are likely to report a criminal activity that is taking place.

INFRASTRUCTURE

GOAL

The Linwood Square area neighborhoods have a good supply of existing infrastructure that many newer neighborhoods do not have. Therefore, the neighborhoods have established a goal to continue maintaining and improving the existing infrastructure within its neighborhoods.

RECOMMENDATIONS

Sidewalks are prevalent throughout the neighborhoods, and are generally in good condition. There are still a number of existing curbs and sidewalks that need to be replaced. The Department of Capital Asset Management (DCAM) encourages neighbors to be involved with the repair of existing sidewalks. Generally, the best way for residents to get sidewalks on the list for repair is to notify their corresponding City-County Council representative and Township Administrator. They will submit a yearly list of locations to DCAM for recommended repairs to take place. Residents can notify DCAM directly as well. Requests do not necessarily result in immediate action. Funds are limited, and only a certain amount can be done any given year. Requests are analyzed, inventoried, and compared to others to determine what projects have the most value. Unfortunately at this time, areas without sidewalks will not have new ones installed unless there is an extreme need for them.

Per the Official Thoroughfare Plan, Emerson and Sherman are classified as primary north-south arterials in the area, whereas Michigan, 10th, and 16th Streets are classified as primary east-west arterials. The Official Thoroughfare Plan does not propose any priority improvements for any of these streets. The north-south and east-west residential streets in the plan area are generally adequate for local traffic.

The Linwood Square Shopping Center is in the process of getting a face-lift, and the addition of several new stores. To carry this improvement farther into 10th Street, residents feel that 10th Street needs to be re-stripped. The re-stripping will direct residents to any new changes with the entrance of Linwood Square Shopping Center, and increase the overall appearance of the commercial strip on 10th Street as well. Residents have also requested that 16th Street needs to be resurfaced to accommodate the increasing amount of truck traffic that services industrial areas to the north and west.

Several intersections have issues that need to be addressed. There was originally a right turn only lane on eastbound 16th street at Emerson. This designation has been removed, and now two lanes of traffic proceed east, to merge into one lane just east of Emerson. Residents have requested that the right turn only designation be returned. Traffic ingress and egress at 9th Street and Bosart Avenue is hindered because of McDonald's parking lot. Residents have requested that the parking lot be reconfigured to accommodate one exit instead of the existing two, and that parking be prohibited on Bosart from the south end of the parking lot to 10th Street.

Occasionally utility companies have come into the neighborhoods to make utility line repairs. When these repairs called for road cuts, the utilities have not always been consistent in returning the street to its previous condition. By ordinance, the utilities are responsible for road cuts until the street is resurfaced over. If the street is not returned to its previous condition, the residents need to first contact the Mayor's Action Center. Residents can also contact DCAM to request these repairs. Additionally, neighbors should notify their neighborhood association and their Township Administrator.

Several residents commented on the lack of visibility at intersections in the neighborhood due to overgrown bushes and trees that block traffic views. Neighbors should call the Mayor's Action Center to report overgrown brush removal. The neighborhood associations may also work with the property owners to keep traffic sight lines open throughout the year. Specific locations can be targeted during a spring and fall neighborhood clean up. The Department of Public Works (DPW) can also put up signs indicating "No Parking from here to Corner" for those corners that are congested with parked cars.

Residents have concerns regarding speeding traffic on neighborhood streets. There are several two-way stops located at four-way intersections in the neighborhood that the neighborhood feels are unsafe. The neighborhood may request these stops to be converted to four-way stops. This can be done with the help of the city-county councilor, or by submitting requests directly to DPW. Four-way stops help reduce the amount of drive through, and speeding traffic. Additional speed limit signs are needed as well. The neighborhood should look at the possibility of requesting speed humps on an experimental basis in those areas where excessive speed occurs.

Several residents have expressed an interest in recycling efforts. There is a recycling drop-off station located in the Marsh Grocery Store parking lot at Sherman and Washington Streets. Keep Indianapolis Beautiful has indicated that no new drop-off locations are planned near Linwood Square area neighborhoods.

All neighborhoods are serviced with trash pick up. Heavy trash pick up occurs one day a month. There is a large amount of trash that congregates in the alleys. This occurs due to outside dumping in alley dumpsters, and trash being blown into the neighborhoods from surrounding areas. The Linwood Square area neighborhoods have expressed some interest in eliminating the 300-gallon alley dumpsters, and replacing them with address based 90-gallon dumpsters. Other residents have voiced opposition to this plan. All residents need to report trash in the alleys to the Mayor's Action Center.

HOUSING AND NEIGHBORHOODS

The Linwood Square area neighborhoods are diverse in housing prices and types. It is a good area for people to rent or purchase their first home, to move up when more space is needed, or to purchase a home after retirement.

GOAL

The Linwood Square area neighborhoods have established a goal to create a neighborhood group in order to provide assistance, access, and information on housing options for neighborhood residents.

RECOMMENDATIONS

The Linwood Square area neighborhood associations should work together in establishing a multiple neighborhood paint-up / fix-up group or committee.

This group would provide volunteer labor to assist homeowners that are elderly, or unable to keep up the appearance of their properties. In a 1999 field study, there were 101 structures in the neighborhood needing minor or major renovation.

The neighborhood associations should work with NESCO in notifying landlords when their rental properties do not meet neighborhood or Health Department standards. A renter's rights handbook should be developed to inform area renters what is expected of them and their landlords in property upkeep.

Neighborhood residents have requested that the former School 62 be converted into senior apartments, so that area residents can continue to live in the neighborhood after they are unable to care for their homes anymore. A developer has proposed such a project and received the neighborhoods' support. After approaching the property owner with a purchase offer, the project was cancelled due to economic reasons.

Often, problem-housing conditions are symptomatic of other larger issues that have affected neighborhoods. In many older neighborhoods, current housing needs are the result of years of



School #62

disinvestment and general neighborhood decline. The root causes of neighborhood decline are often complex and not easily solved. However, a strategic approach to housing improvement, which compliments other neighborhood improvement activities, can begin to address these causes. To be successful, the strategy should be both consistent and long-term in nature.

STRATEGY CONSIDERATIONS

As indicated in the data inventory, 59% of the existing housing stock in the Linwood Square area neighborhoods is owner occupied and 73% (2,262 units) is in excellent condition. These are tremendous assets to the neighborhood, which must be preserved.

Of the housing stock in need of repair, 3.23% (100 units) is suitable for moderate rehabilitation, meaning that it can be brought to code for under \$25,000 per unit. Since financial resources to rehabilitate housing are limited, it is appropriate to assign high priority to programs and projects that target those units in need of moderate rehabilitation. This will enable the largest amount of units to be treated. Housing that can be targeted for moderate rehabilitation is distributed throughout the neighborhood. In most cases, these units are owner occupied.

Only one unit of the Linwood Square area housing stock is in need of substantial rehabilitation, and there are no units of the housing stock that are dilapidated.

Code enforcement is an important factor in the preservation of neighborhoods. Violations of zoning, health, and other codes should be reported immediately to the responsible agencies. Vigilance on the part of neighborhood residents is the best protection. All reported violations should be acted upon expeditiously by the appropriate agencies.

New housing construction, in some instances, can provide a cost-effective alternative to a strategy of substantially rehabilitating existing units. New construction techniques can incorporate energy efficiency improvements and are less likely to result in unforeseen initial repair costs for first-time homebuyers or those on fixed incomes. Although it is most cost effective at higher densities, new construction should be considered along with other possibilities for infill development on residential lots.

STRATEGY ELEMENTS

Given the strategy considerations discussed above, it is appropriate to encourage a strategy that emphasizes homeownership. The key elements of the homeownership strategy should include:

- Rehabilitation of existing housing stock to provide new opportunities for homeownership and to meet the needs of existing homeowners;
- Development of new housing stock responsive to the needs of area residents and appropriate to the overall revitalization of the neighborhood; and,
- Targeting code enforcement leading to demolition of abandoned or problem residential structures that are economically beyond repair or not being adequately maintained by absentee landlords.

RESOURCES

Listed below are a variety of possible housing resources available at the time of this plan. This list is not all-inclusive. Some of these resources can only be accessed by organizations rather than by individuals. Both owner and renter programs are discussed. Some of these resources are currently being utilized in the Linwood Square area neighborhoods. Some may not be appropriate for every property in the area, but were listed for informational purposes.

While neighborhood and community organizations are extremely important to the strategy, the individual homeowner or homebuyer is key. This is because it is the individual homeowner or homebuyer who makes the commitment to move to or remain located in the neighborhood, makes application for financial assistance, assumes financial risks and regulatory requirements if qualified/approved, and so forth. In this regard, individual homeowners or homebuyers are encouraged to familiarize themselves with the resources that are available before deciding on a particular course of action. Likewise, affordable housing program providers working in the Linwood Square area are encouraged to extensively publicize their housing assistance programs throughout the neighborhood.

1. Conventional Lenders

Banks and mortgage companies have long served as traditional lenders of funds to purchase and improve real estate. There are many banks and mortgage companies serving the city that offer a wide range of lending products. Among other requirements that conventional lenders must meet, the Community Reinvestment Act can stimulate interest in areas that have experienced disinvestment.

2. Near EastSide Community Organization (NESCO)

The Linwood Square area neighborhoods are served by NESCO, a not-for-profit neighborhood group umbrella entity. The strategy presented in this section is intended to provide NESCO with an initial and general framework for developing neighborhood housing programs and activities for those areas not served by a Community Development Corporation (CDC). As the capacity of NESCO increases, it will be advantageous to establish more specific organizational goals, objectives, projects and programs relative to housing improvement in the Linwood Square area.

3. City of Indianapolis Department of Metropolitan Development (DMD)

DMD locally administers two federally funded entitlement programs that are nationally administered by the U.S. Department of Housing and Urban Development. These are the Home Investment Partnerships Program and the Community Development Block Grant Program. DMD was also successful in competing for funding under the HOPE 3 Program. Hope 3 funds are limited, however, due to constraints of the national competition. In each of these federal programs, DMD passes funding through to eligible development entities. Generally, DMD does not directly provide financial assistance to individual homeowners or homebuyers. More about these programs is provided below:

A. Home Investment Partnerships Program (HOME)

Under the program regulations, local communities can use HOME funds for a wide range of affordable rental and homeowner housing activities including certain program administrative costs. DMD has developed the following program description related to its use of HOME funds:

Single Family Homeownership Opportunity Program. This program provides a source of gap financing for the acquisition, rehabilitation, or new construction of properties developed through qualified CDCs. Funds may be provided in the form of forgivable deferred loans, grants, repayable non-interest and low interest loans, and interest subsidies.

B. Community Development Block Grant Program (CDBG)

Under program regulations, local communities can use CDBG funds for a wide range of housing, community and economic development activities. Traditionally, the City has reserved a portion of its annual CDBG award for the following activity that enables neighborhoods to propose various projects and programs of their own design for funding consideration:

Neighborhood Development Fund (NDF). This activity enables eligible for-profit and not-for-profit development entities to compete for CDBG funds to provide affordable housing, commercial revitalization, or job creation projects/programs. Subject to the availability of annual funding, successful proposals are performance-based, meet CDBG program eligibility requirements, and must either benefit low- and moderate-income persons or aid in the prevention and elimination of slums and blight. The exact terms and timeframes of the NDF are contained within the annual Request-For-Proposals (RFP) packet that can be obtained from the Community Development and Financial Services (CDFS) division of DMD. In addition to an annual RFP, CDFS accepts funding requests year round, and makes funding determinations on a monthly basis. Interested entities should contact CDFS to inquire about the schedule and request to be put on a mailing list.

4. Indianapolis Neighborhood Housing Partnership (INHP)

The INHP has financially participated in a variety of affordable housing developments through its single and multi-family loan pools. INHP provides direct financial assistance to homeowners and homebuyers, but also partners with other entities to develop affordable housing. INHP offers housing counseling and operates a Home Ownership Training Program (HOT). INHP has provided lines of credit and administers the INDI Program, awarding funds to CDCs for capacity-building purposes. One of INHP's single family loan products is described as follows:

Good Neighbor Loan Program. The Good Neighbor Loan Program combines a first mortgage from a participating lender and a second low-rate mortgage from INHP. Funds from this no down payment financing option can be used for property

purchase, rehabilitation, and closing costs. The Good Neighbor Loan Program enables the borrower to finance 100% of the improved property value. The Good Neighbor Loan Program is sometimes used in conjunction with the above-mentioned, HOME-funded, Home Partnership Loan Program. When this is done, the Good Neighbor Loan is typically used to purchase the property, and the Home Partnership Loan Program is typically used to rehabilitate the property.

5. Local Initiatives Support Corporation (LISC)

LISC assists CDCs in revitalizing neighborhoods for the benefit of low- and moderate-income persons. LISC uses conventional standards to evaluate project merits, but offers flexible financing that can address unique CDC needs. Often, LISC provides “seed” money or funding for hard-to-finance pre-development activities such as environmental studies/analyses, architectural fees, market analyses, land options, technical services, and so forth. LISC funding rarely exceeds 20% of a project’s total cost. Funding is generally provided in the form of loans or recoverable grants which can subsequently be recycled for other projects. LISC also provides bridge loans to expedite project implementation, loan guarantees to induce banks to lend to certain projects, construction loans (at favorable interest rates), and working capital lines of credit for CDCs with assets of \$1 million or more. At present, the following guidelines apply to LISC funds:

- Only charitable, tax-exempt community based development organizations can receive LISC funds (unless services are being purchased directly, e.g., from a consultant).
- Loans are currently provided at 5 to 7% with full repayment within an average of 7 years. They may be subordinated to loans from private lenders under LISC’s usual underwriting standards. Loan amounts are limited primarily by the amount of funds available in the local account, but generally do not exceed \$300,000.
- Grants are generally provided to CDCs where special costs must be incurred to analyze or start up a project. Grants usually do not exceed \$25,000.
- Recoverable grants are a form of small, high-risk, unsecured financing, repayment of which is forgiven if projects are not successful.
- Guarantees are provided for bank financing in order to induce banks to lend to certain projects. All guarantees are partial, requiring banks to take some risk.
- Funds may also be provided to hire consultants to assist in analyzing or starting a program or project, or to complete certain specialized or one-time tasks.

6. Project 180

Administered by Keep Indianapolis Beautiful with support from the City of Indianapolis and the Indianapolis Water Company’s Revive A Neighborhood Program, Project 180 brings a variety of supplemental resources to support housing and other neighborhood activities ranging from clean-up campaigns to rehabilitation projects. Project 180 resources include, but are not limited to, financial assistance as well as volunteer efforts.

7. Low Income Housing Tax Credit (LIHTC) Program

Administered by the Indiana Housing Finance Authority, this program provides eligible entities a tax credit for the acquisition, rehabilitation, or construction of low-income rental housing. Projects must have at least 20% of the units set aside for families with incomes no higher than 50% of area median or at least 40% of the units earmarked for families at or below 60% of median (with adjustments for family size). Gross rents, excluding federal rent subsidies such as Section 8, for low-income units can not exceed 30% of the qualifying income limit. The low-income occupancy requirement must be met continuously for a period of 15 years beginning on the first day of the first taxable year in which the credit is claimed. The credit on a project is provided annually for a 10-year period. The credit is computed on the depreciable basis of the low-income units. The credit rate set by the Treasury provides a total credit over the 10-year period that is equal, on a present-value basis, to 30% of the cost of acquisition and 70% of the cost of rehabilitation or construction.

8. Community Enhancement Fund

The Community Enhancement Fund (CEF) is administered through the Greater Indianapolis Progress Committee (GIPC). CEF provides a source of funding for community projects that can support other direct housing activities.

PARKS AND RECREATION

There is no public green space located in the Linwood Square area neighborhoods.

GOAL

The Linwood Square area neighborhoods have established a goal to continue planting trees and increasing green space where possible.

RECOMMENDATIONS

One potential parcel exists for community green space. It is located behind the Linwood Square Shopping Center. The property owners have indicated a willingness to convert the property into a green space, if it does not lead to vandalism and theft at the shopping center. Several options have been recommended for its use as a green space. Most residents have indicated that a passive park with a flower garden would be preferred. Additional elements might include a walking path, a community garden, and a mini-arboretum. The Linwood Square area neighborhood associations and the Parks Department should work together in pursuing discussions with the property owners to obtain this opportunity for a green space.

The Linwood Square area neighborhoods are situated in between Brookside and Ellenberger Parks. Easy connectivity is essential to access these parks for recreation. This plan recommends that a higher visibility crosswalk be installed at Emerson and St. Clair so neighborhood residents may walk to Ellenberger in a safer manner. Pedestrian access to Brookside Park is difficult due to a railroad crossing on 16th Street. Expanded sidewalks

should be installed at the crossing to provide safer access to Brookside Park. Neighborhood residents are encouraged to support a community and family recreation center at Ellenberger Park once the ice skating rink has reached obsolescence.

The Linwood Square area neighborhood associations should establish a tree-planting day to occur in the spring or fall. Locations where trees are needed should be identified throughout the year for this once a year tree-planting occasion. Trees should be located in public rights-of-way, or in front yards for all residents to benefit. Private monies may be needed to fund this project, but in some instances, Keep Indianapolis Beautiful and the City of Indianapolis may provide trees. A volunteer group will be needed to assist with the actual tree planting activities.



Neighborhood Street

HUMAN SERVICES

Currently, there are no Human Service agencies that are located within the boundaries of the Linwood Square area neighborhood plan.

GOAL

The Linwood Square area neighborhoods have established a goal to improve access and availability of social services for community residents.

RECOMMENDATION

The neighborhoods have a higher than average number of persons over 65 compared to the county average. Current aging trends indicate that the senior population will continue to increase as the Baby Boom generation moves into the retirement age bracket. Efforts should be undertaken to begin locating services within or close to the neighborhoods so that current and future area residents can access them.

The neighborhood has recommended that the former School 62 be renovated into senior housing. If this occurs, part of the renovation should include a day room or meeting and activities room that could allow outside service providers to bring their programs to the neighborhood.

The Linwood Square area is served by the John H. Boner Center, a member of the Community Centers of Indianapolis federation. The Boner Center is located at 2236 East 10th Street. This location is accessible by the 10th Street bus line. There is minimal

knowledge within the Linwood Square area of what services at the Boner Center are available to area residents. Currently, the Boner Center offers a senior program, an elder alternative adult day center, a senior wellness program, a career corner, a survival skills for women class, an after school program for school kids, plus several other programs that might benefit Linwood Square area neighborhood residents.

The neighborhood associations and the Boner Center should work with KIMCO Realty Corporation (KIMCO) to explore the possibility of setting up a satellite senior center in vacant storefront space at Linwood Square. The vacant space could be converted to a Community Day Center that would include a social gathering space, walk-in center for seniors, and after school programs. The center's location in Linwood Square shopping center would encourage foot traffic for other merchants. A senior center could be located at Scecina High School or Little Flower Grade School as well.



Storefront Space at Linwood Square Shopping Center

Residents have requested that an Urgent-care center be located close to the neighborhoods. The closest Urgent-care center / Outpatient health center is Community Hospital's emergency room. A Methodist Occupational Health Center is located at 1311 N. Shadeland Avenue.

ARTS

The arts in the Linwood Square area neighborhoods are limited in facilities and opportunities. Currently, Scecina High School, Dance Arts, and the Emerson Theatre are the only facilities located within the plan area offering artistic opportunities. Scecina High School productions include a fall play and a spring musical. Dance Arts provides dance instruction for children in a classroom setting. The Emerson Theatre is an all ages' music club, catering mainly to followers of hardcore, metal, and punk rock music.

GOAL

Neighborhood residents have set a goal to work towards increasing the availability of cultural amenities in the area.

RECOMMENDATIONS

The neighborhood should explore the possibility of expanding artistic opportunities with the Emerson Theatre. Most attendees of the theatre come from outside the area. The neighborhood has several issues to address with the Emerson Theatre: cleanliness, trash,

loitering, and graffiti. The neighborhood should communicate its willingness to support the theatre if the above-mentioned issues are addressed. The theatre could also offer an occasional night of musical variety that would appeal to more residents in the neighborhood. Musical varieties such as big band era, jazz, and salsa that are supported by the neighborhood could bring in more income for the theatre, and allow it to maintain cleanliness and update its facade. In the 80's the Emerson theatre was an art film house, at the time the market faltered, but interest is growing for the intimacy of neighborhood theatres. A movie offering once a month would benefit the neighborhood as well.



Emerson Theater

The closest libraries are located approximately 1 1/2 miles to the north and south. The Marion County Library does send a bookmobile to the area to visit Little Flower School on Mondays 1:15-2:15pm during the school year, however, neighborhood residents are welcome to enter the bookmobile as well. There is no bookmobile service in the summer, or when school is not in session. Homebound residents may contact Brown or Brightwood Libraries directly to set up volunteer home delivery.

If KIMCO provides for a day center space in the shopping center, art classes could be offered to seniors during the day, to students after school, and to daytime workers in the evening.

There is a potential park site situated behind Linwood Square Shopping Center. If a park becomes a reality for this site, residents have suggested that it might contain a piece of sculpture, and several blank walls might be available for murals.



Mona Lisa Mural in Columbus, OH

The neighborhood should explore the possibility of restoring or repainting the mural on the south side of the train trestle located at 10th and Sherman. Other murals can be painted on the sides of businesses next to parking lots that line 10th Street. This could be undertaken as a neighborhood youth project, or as a service project for Scecina students.

URBAN DESIGN

Urban design directs the development of the built environment in a manner that will make cities more functional, comfortable, and aesthetically pleasing. It is the connection between architecture, landscape, city planning and engineering. The urban design objectives presented in this section are intended to provide guidelines that can direct the Linwood Square area future growth in a positive manner.

GOAL

The Linwood Square area neighborhoods have established a goal to protect residential neighborhoods from incompatible land uses while providing opportunities for relevant commercial development.

RECOMMENDATIONS

The neighborhood residents recommend that all C4 zoned parcels in the plan area be down zoned from C4 to C3, in order to help provide for relevant commercial uses for neighborhood residents. The I3U and I4U industrial properties along Sherman Avenue should be down zoned to I2U as well, since they abut residential areas.

The neighborhood associations should explore the feasibility of burying utility lines along the 10th Street commercial corridor, and incorporating urban amenities such as trees, special lighting fixtures, and low maintenance landscaping. Incorporating a community-gathering place into new development is a goal for neighborhood residents.

New commercial development along 10th Street should be pedestrian oriented. Existing parking lots should be used for multiple businesses, or developed into viable commercial storefronts. New parking lots should be located to the rear of buildings where possible. Parking on 10th Street should be maintained as well for the time being.

The neighborhood associations should develop recommended design guidelines for new commercial and residential developments. These design guidelines should support the small-sale character of the commercial corridor and the single family residential design characteristics of the surrounding neighborhoods.

Design guidelines for new commercial developments should incorporate Tudor-style gables into storefronts following the style that is predominate throughout most commercial buildings in the neighborhoods. All new commercial development on 10th Street should have a percentage of the building built up to the sidewalk edge.

Design guidelines for all new residential development should incorporate front porches, alley access for garages, and maintain residential setbacks and pedestrian orientations. To avoid increasing neighborhood street congestion, no new residential doubles should be built in any of the Linwood Square neighborhoods. The neighborhood associations should continue to advocate for the retention of existing single and two family housing, while encouraging mixed-use projects along Michigan and 10th Streets.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

GOAL

The Linwood Square area neighborhoods have established a goal to help strengthen and redevelop the commercial businesses of the 10th Street corridor in order to provide a variety of goods and services that appeal to the surrounding neighborhoods.

RECOMMENDATIONS

The Linwood Square area neighborhoods already have a 10th Street Business Association group in operation. This business association should continue to receive the support and participation of area neighborhood residents.

More locally owned and operated small businesses are needed in the neighborhood. The business association should arrange for ongoing mentoring and management training programs to be provided for both existing and new small businesses. More existing businesses need to be informed of the 10th Street Business Association in order to increase participation. An SBA information packet needs to be created and available to prospective merchants that might locate new businesses in the 10th Street commercial corridor.

The 10th Street commercial corridor needs to be promoted as a “Main Street” type retail environment. New construction needs to be encouraged as well as rehabilitation of underutilized buildings and sites within the neighborhood. New commercial development and rehabilitation of existing commercial structures should include improved storefront facades, preferably with Tudor-style gables, in order to stay uniform with existing architectural styles. A database with site-specific information on commercial sites that have redevelopment or development potential should be established and distributed to surrounding businesses, the Chamber of Commerce, realtors, potential businesses to the area, and downtown corporations, and endowments.



East Bound 10th Street



West Bound 10th Street

Neighborhood associations need to meet with property owners on an ongoing basis to promote a mix of businesses that neighborhood residents will patronize. Neighborhood residents have a need for a nice sit down style restaurant, a hardware store, a craft store, a bookstore, and a coffee/bagel shop to locate within the Linwood Square area 10th Street commercial corridor.

The business association and neighborhood associations should engage in a joint promotional program such as “Buy Linwood” which would consist of window advertising, and identification of business association members.

Neighborhood residents need to increase their patronization of those existing neighborhood stores that they want to remain in the neighborhood, and encourage businesses they patronize outside of the Linwood Square area to locate within the commercial corridor. A directory of area businesses and services should be created, and provided at all neighborhood association meetings. Neighborhood residents also need to continue on an ongoing basis to remonstrate in opposition of unwanted business rezonings.

To minimize impact of traffic circulation on 10th Street, 16th Street should be designated as a route for truck traffic. Large scale and heavy traffic generating “big-box” type commercial uses should not be allowed to locate within the 10th Street commercial corridor.

The the former School 62 site should continue to be monitored in case senior housing is not a possibility there. Commercial development should not be allowed to move east on 10th Street past the McDonald’s and Bank One sites.

Businesses that are located within the C7 and I2U zoned areas should be encouraged to implement neighborhood resident hiring practices.

YOUTH SERVICES

GOAL

The Linwood Square area neighborhoods have established a goal to create an informal neighborhood youth group to address youth and parents’ concerns.

RECOMMENDATIONS

Linwood Square area youth are concerned that there is a lack of activities in their immediate area. Establishing a youth group would create new activities for youth to participate in with other youth in their age groups. Working with neighborhood leaders, youth can organize sponsorship for youth activities such as a game night at the Brookside Recreation Center, ice-skating at Ellenberger Ice Rink, or movies at Eastgate Theatres.

A youth group could also work with neighborhood leaders to increase youth participation in neighborhood improvement activities. Working with other youth in their age group, youth could help with activities such as: neighborhood clean ups, tree plantings, house painting for the elderly, and possibly the installation of playground equipment in the vacant KIMCO

lot, or at Little Flower School. The youth group could advocate to the City on behalf of the neighborhoods for additional park space as well.

Transportation is always a factor for youth as well. Learning to use the three bus routes through the neighborhood would provide transportation to additional activities on the eastside.

Parents are concerned that too many youth are loitering around Linwood Square Shopping Center and the Emerson Theatre on show nights. Parents and youth could work together to provide a storefront drop-in center that would give these youth a place where they could wait for shows, or wait while their parents shop at the new Kroger grocery. Sales of coffee, soda, and candy could help supplement operational costs.

The neighborhood associations should approach the John Boner Center with a proposal to open a satellite day center in a neighborhood facility such as Linwood Square Shopping Center, Scecina High School, or Little Flower Grade School. After school programs and games can be offered. Students from Scecina High School could provide a tutoring service. This day center can also house other programming such as senior programs and career counseling.

If the former School 62 were developed into senior housing, a community room would most likely be included in the redevelopment. Youth groups could help with some senior activities in exchange for limited use of the community room. Combining some youth and senior activities is a possibility as well.

The Brookside Park Recreation Center offers an after school mentoring program, plus computer training, and tutoring. The recreation center has been designated as an official “Safe Haven” for kids.

QUALITY OF LIFE

GOAL

The Linwood Square area neighborhoods have set a goal to increase neighborhood residents’ participation in community projects and initiatives.

RECOMMENDATIONS

Each neighborhood association should organize and promote a welcoming or homesteading committee for new neighborhood residents. The welcoming committee could also operate a senior watch program for elderly neighbors that might need a daily check in calling. The welcoming committee could also work with Crime Watch block clubs for the exchange of pertinent information.

An annual neighborhood event should be created to facilitate neighborhood organization, socialization, and communication. Possible suggestions are a street fair, a home tour, and

possibly a craft festival. This event could be a precursor to the National Night Out event that takes place the first Tuesday in August.

The neighborhood associations should continue to improve their newsletter distribution so that area residents and businesses can be informed of neighborhood happenings on a regular basis. Other neighborhood newspapers should be notified on a regular basis of neighborhood happenings as well. Neighborhood area churches and schools need to be informed of neighborhood association activities and encouraged to participate and feel welcome. Those churches and schools that are already involved need to be thanked for being part of their neighborhood progress. Neighbors who meet on a regular basis for socialization should offer invitations to new neighbors.

LAND USE PLAN

The Land Use Plan for the Linwood Square area neighborhoods is designed as an update to portions of the Comprehensive Plan of Marion County for Center Township and any neighborhood or corridor plans for the area. The Center Township plan was adopted by the Metropolitan Development Commission (MDC) in 1983.

Land use plans make recommendations that address issues and concerns of residents and property owners in the neighborhood. The premise for developing a land use plan is the protection of health, safety, and welfare of residents and also the rights of property owners established in law.

Recommending land uses on a plan does not mean the land will automatically change to the recommended uses. Rather, the plan will serve as a guide for future development. When zoning variance and rezoning cases are being considered by the MDC, information from the land use plan will be used to substantiate the desirability of a use for a particular site.

Comprehensive Plan for Marion County - The Comprehensive Plan for Marion County serves as a very general guide for decision makers concerned with the physical development of the Indianapolis community. The Comprehensive Plan also provides an overall framework for more detailed physical development plans, such as the Linwood Square Area Neighborhood Plan. The Linwood Square Area Neighborhood Plan will supersede the Comprehensive Plan for Marion County and any other previous plans for the area.

Land Use Definitions - The following section describes typical uses that may be found in each land use category. Some uses may be subject to certain restrictions or limitations by zoning. The appropriate ordinances should also be consulted.

Low Density Residential - 2 to 5 Dwellings per acre. Large lot single family and two family houses.

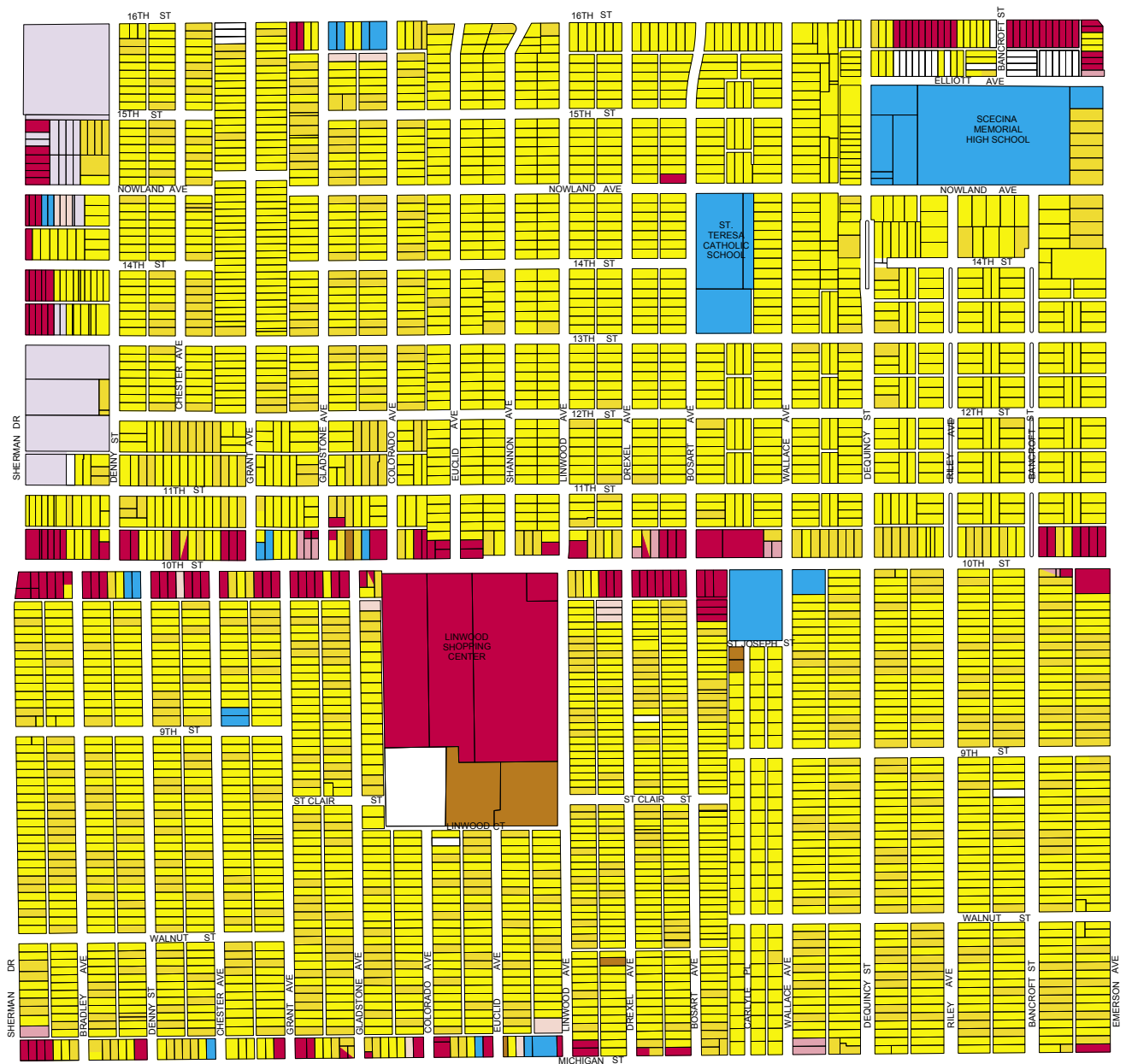
Medium Density Residential - 6 to 15 Dwelling units per acre. Small lot single family and two family houses and multi-family apartments.

Commercial Office - Low intensity office uses such as medical services, insurance, real estate, legal services, and other similar office uses. Generally one or two story buildings.

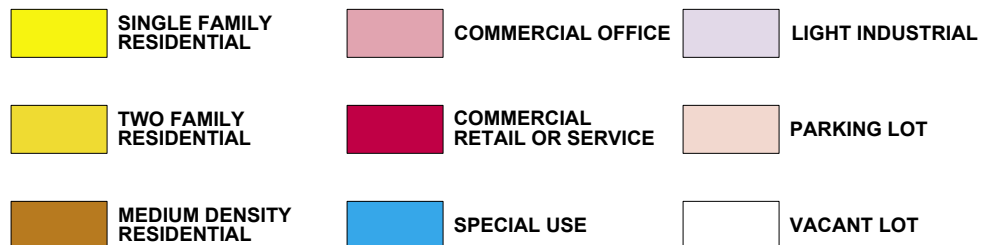
Commercial Retail or Service - Individual or “Strip-type” retail and service businesses oriented along roadways. See zoning plan for recommended zoning classification in order to ensure compatible intensity of commercial uses.

Parks - A park that usually contains facilities, or land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands, and aquifers.

Special Use - Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls, cemeteries, etc.



Map 4: 1999 EXISTING LAND USE



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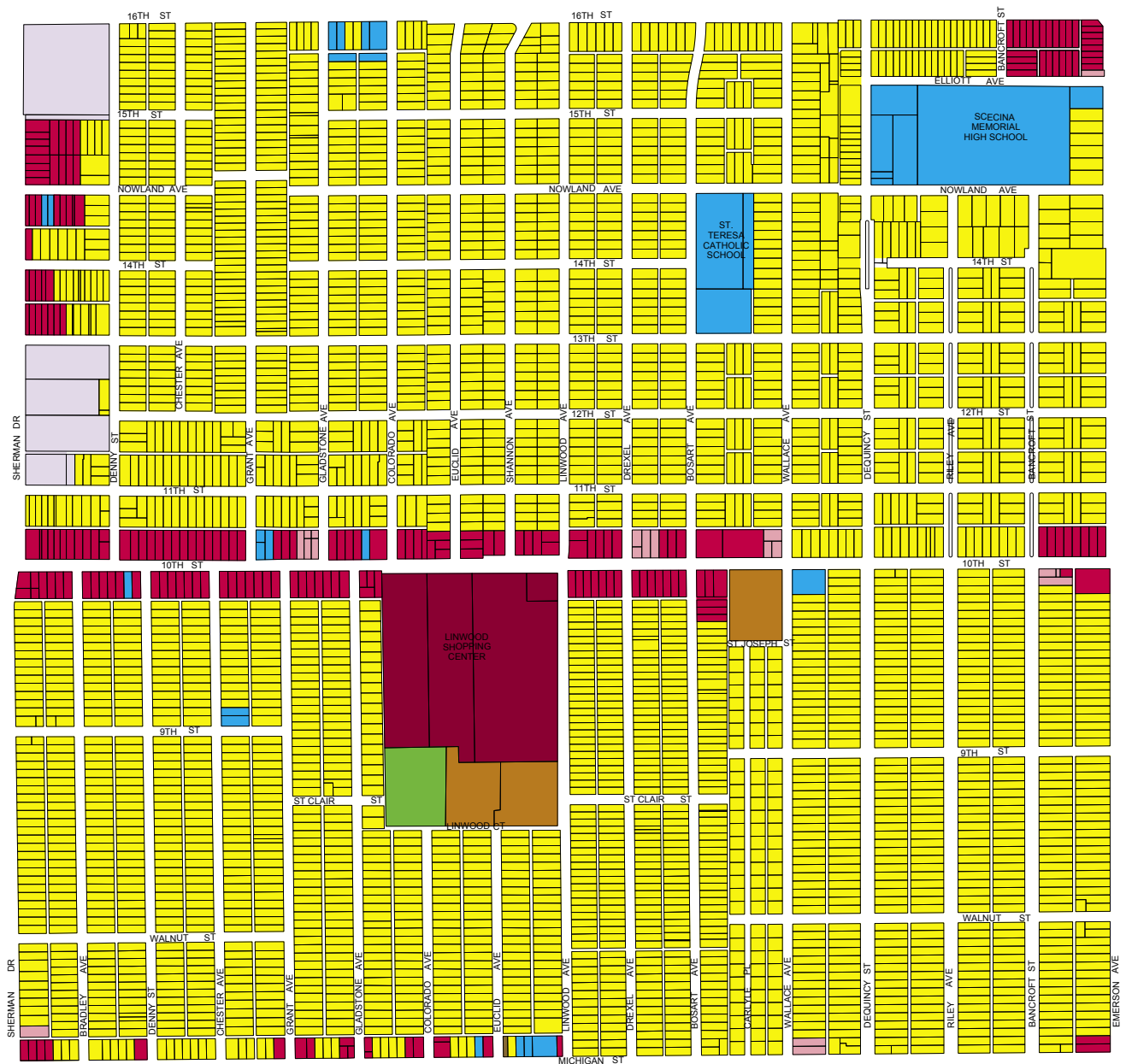


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Light Industrial - Industries that conduct their entire operations within completely enclosed buildings and do not have objectionable characteristics that extend beyond their property lines. Some examples are jewelry manufacturing and engraving, warehousing, construction companies, upholstering, paper box and paper products manufacturing from finished paper, and manufacturing of optical goods.

Heavy Industrial - Industries that produce smoke, noise, and have outside storage. Because of their nature, they should be located away from residential areas. Some examples are motor truck terminals, concrete manufacturing, scrap metal reprocessing, and auto and truck component manufacturing.



Map 5: LAND USE PLAN

**LOW DENSITY
RESIDENTIAL**
(2-5 units/acre)

OFFICE BUFFER

SPECIAL USE
(school, church, fire station,
utility power station)

**MEDIUM DENSITY
RESIDENTIAL**
(6-15 units/acre)

**NEIGHBORHOOD
COMMERCIAL**

PARK
(proposed neighborhood park)

**HIGH DENSITY
RESIDENTIAL**
(16+ units/acre)

**NEIGHBORHOOD
SHOPPING CENTER**

LIGHT INDUSTRIAL

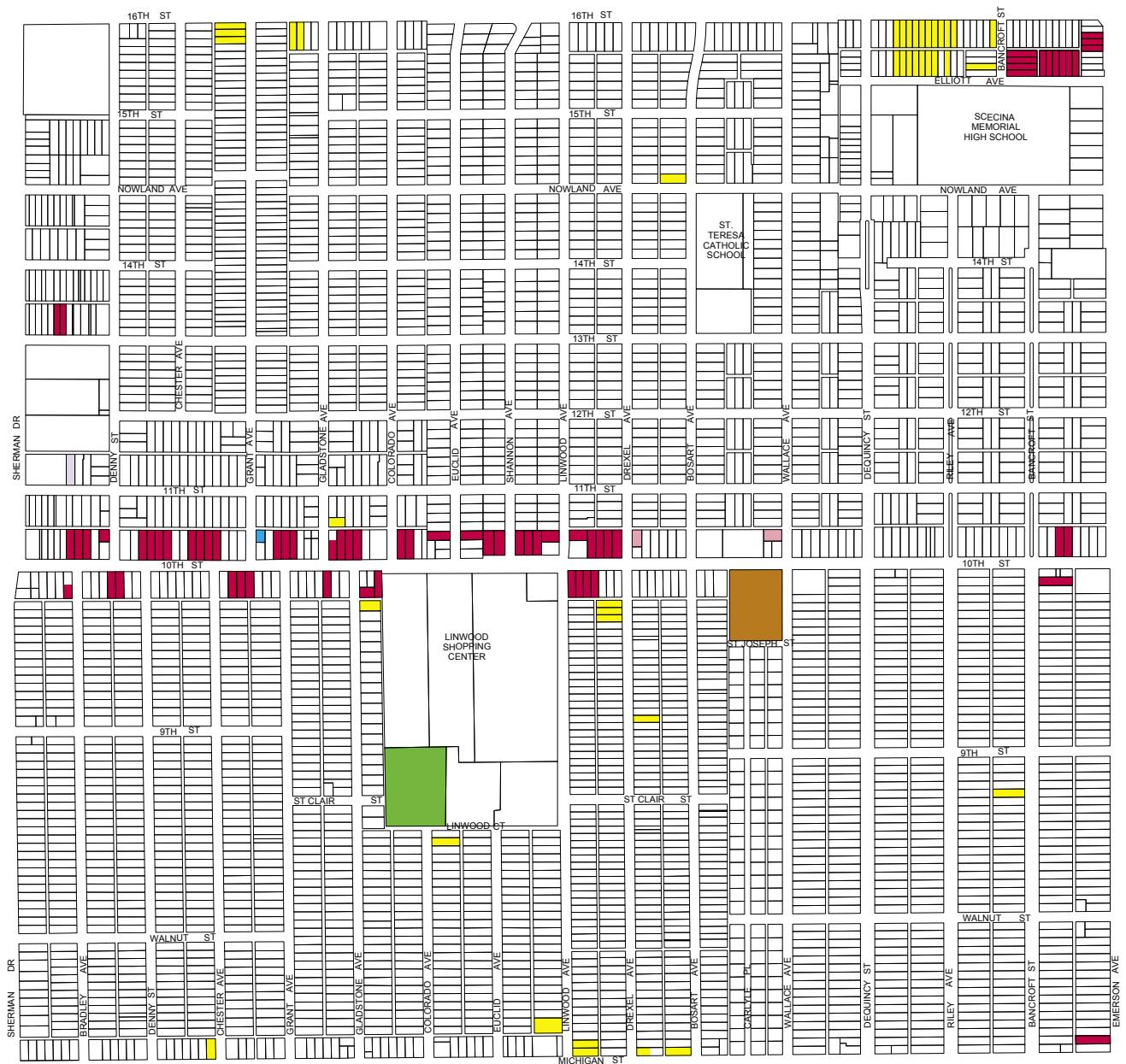


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Map 6: PROPOSED CHANGES IN LAND USE

LOW DENSITY RESIDENTIAL
(2-5 units/acre)

OFFICE BUFFER

SPECIAL USE
(school, church, fire station,
utility power station)

MEDIUM DENSITY RESIDENTIAL
(6-15 units/acre)

NEIGHBORHOOD COMMERCIAL

PARK/ LOW DENSITY RESIDENTIAL
(proposed neighborhood park)

LIGHT INDUSTRIAL



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Department of Metropolitan Development
Division of Planning
September 2002



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ZONING PLAN

After reviewing current zoning and recommendations for future land use, a zoning plan was developed.

The recommended zoning changes in this plan are to be used only as an indication of the desirable zoning of sites in the Linwood Square area neighborhoods. It should not be inferred from the zoning plan that recommending zoning classifications automatically changes the zoning for a property. Zoning decisions are made through the petitioning process and must be heard and voted upon by the Metropolitan Development Commission. The zoning plan is a guide for incremental change, not a mandate for immediate action.

Some of the recommended zoning changes for the Linwood Square area neighborhoods are designed to properly designate various properties with uses that are not supported by the proper zoning classifications. Other zoning recommendations provide direction for development on vacant land and areas in transition to a different use based on the recommendations of the land use plan. An effort was made to separate incompatible uses through buffering and transitional uses.

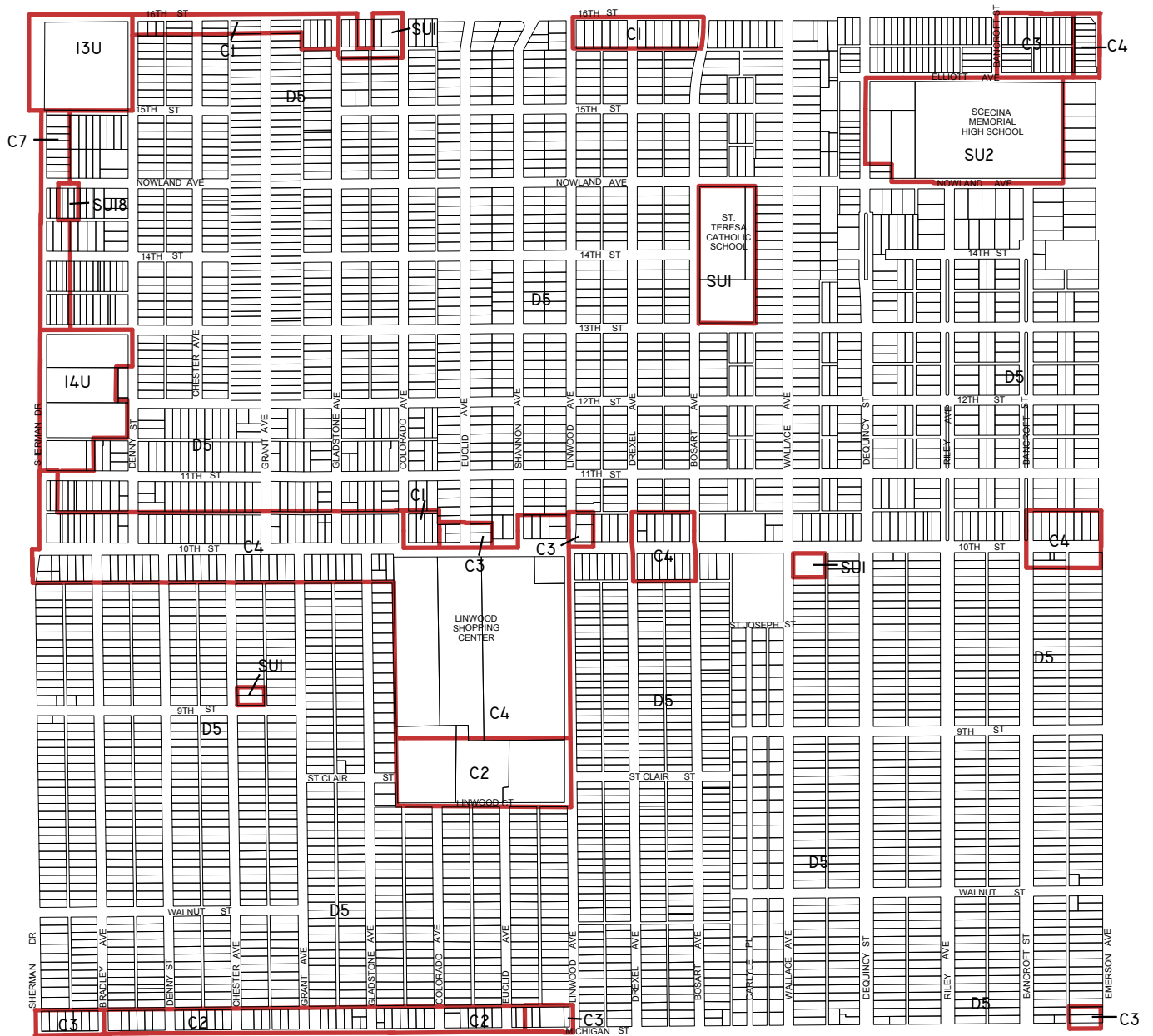
Zoning Descriptions-The following section describes either existing zoning districts or zoning districts recommended in the zoning plan.

Dwelling Districts:

- D5 - Medium / High Density Single Family. Permitted are single and two-family dwellings. Attachment to public or semi-public water and sanitary facilities is mandatory.

Commercial Districts:

- C1 - Office Buffer. Exclusive office district.
- C2 - High Intensity Office / Apartment. Permits C1 uses and multi-family dwellings subject to certain D8 Dwelling District standards.
- C3 - Neighborhood Commercial. Permits a range of indoor retail sales and personal, professional, and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carryout food establishments or restaurants are permitted, but does not permit outdoor seating.
- C4 - Community / Regional Commercial. Permits business groupings and regional shopping centers. Permits most C1 and C3 uses as well as department and discount department stores.



Map 7: 1999 EXISTING ZONING

D5 - MEDIUM / HIGH DENSITY SINGLE FAMILY

SU1 - CHURCH

SU2 - SCHOOL

SU18 - LIGHT & POWER SUBSTATION

C1 - OFFICE BUFFER

C2 - OFFICE / APARTMENT

C3 - NEIGHBORHOOD COMMERCIAL

C4 - COMMUNITY / REGIONAL COMMERCIAL

C7 - HIGH INTENSITY COMMERCIAL

CS - SPECIAL COMMERCIAL

I2U - LIGHT INDUSTRIAL URBAN

PK1 - PARK



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- C7 - High Intensity Commercial. Permits retail uses with significant amounts of outdoor storage (materials, equipment, and parking of trucks). Typically located away from residential districts on high volume highways. Permits most C1 uses and all C3, C4, C5, and C6 uses.
- CS - Special Commercial. Permits a unique combination of uses, commercial and non-commercial, in a planned development. Intended to encourage greater creativity in land planning, superior site and structural design and development.

Special Use Districts:

- SU1 - Church.
- SU2 - School.
- SU9 - Government. Buildings and grounds used by any local, state, or federal government.
- SU18 - Light and Power Substation.

Park Districts:

- PK1 - Park District One. Permits all sizes and ranges of public park land and facilities.

Industrial Districts:

- I2U - Light Industrial Urban. Applicable to older industrial districts that may serve as a buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area.
- I3U - Heavy Industrial Urban. An intermediate district between light and the heaviest industrial district. Outside storage not to exceed 50% of the gross floor area.
- I4U - Provides for heavy industrial uses with nuisances that are difficult, expensive, or impossible to eliminate. Outside storage not to exceed 75% of the lot area.



Map 8: ZONING PLAN

- | | |
|---|---|
| D5 - MEDIUM / HIGH DENSITY SINGLE FAMILY | C3 - NEIGHBORHOOD COMMERCIAL |
| SUI - CHURCH | C4 - COMMUNITY / REGIONAL COMMERCIAL |
| SU2 - SCHOOL | C7 - HIGH INTENSITY COMMERCIAL |
| SU9 - GOVERNMENT | CS - SPECIAL COMMERCIAL |
| SU18 - LIGHT & POWER SUBSTATION | I2U - LIGHT INDUSTRIAL URBAN |
| C1 - OFFICE BUFFER | PK1 - PARK |
| C2 - OFFICE / APARTMENT | |



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Department of Metropolitan Development
Division of Planning
September 2002



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CREDITS

NEIGHBORHOOD RESIDENTS AND BUSINESS REPRESENTATIVES:

Crystal Allison
Norbert Arvin
Jean Beamon
Deette Bennett
John Bitter
Sylvia Boyle
Ruby Buck
Steve Burton
Delores Canter
Scott Cavins
Allan & Marie Chorpenning
Terri Collins
Maribel Cunningham
Cynthia Deeter
David Dinn
Greg Dugan
Daniel Eaton
Mike Etchison
Jeann Fishburn
Tom Foor
Ralph & Beth Fortune
Troy Fredrickson
Janie Gough
Kenneth & Barbara Greeson
Paul & Betty Guhl
Neva Hagedorn
John Harless
Gerry & Franie Hughet
Dorothy Hyfield
Rick & Tina Jones
John & Carolyn Kanouse
Karen Kist
Florence & Bill Lawrence
Dan Lehale
Rosemary Maginn
Kathie Martin
Sherry Martin
Jack & Sheryl Mayes
Ray McKinnon

Linda McPherson
Suzanne Mitchell
Mary Moriarity Adams
Ruth Murray
Carol Newhouse
Gerald Parent
Kris & Jeff Parmelee
Scott Ponting
Catherine Quill
Peggy Ramsey
Gertrude Ray
Luke & Gina Reese
Maureen Riley
James Rinehart
Monica Roberts
Harry Rose
Patti & Kurt Schnell
Greg Seagrave
Fred Shirley
Bob & Mary Sitzman
Dennis Slaughter
Bev Smith
James Smith
Arlene Snedeko
Sue Solmos
Janet Spencer
Niki Stevenson
Amber Stevenson
Sue Stovall
Tony Strati
Nancy Tuttle
Julie Urasky
Eleanor Walters
Randy & Mary Waren
Kurt Wiegand
Kelly Woebkenberg
Betty Wrather
Rama Wysong

ADMINISTRATION AND POLICY DIRECTION: City of Indianapolis

Mayor:

Bart Peterson

Deputy Mayor:

Carolyn M. Coleman, former Director Department of Metropolitan Development

City-County Council:

William Douglas

Mary Moriarity-Adams

Metropolitan Development Commission:

Randolph Snyder, President

Sylvia Trotter, Vice- President

James J. Curtis, Sr., Secretary

Lee Marbles, former Co-Secretary

Harold Anderson

Gene Hendricks

Brian Murphy

Robert Smith

Ed Treacy

Lance Bundles, formerly of Metropolitan Development Commission

Department Of Metropolitan Development:

Maury Plambeck, AICP, Director

Division of Neighborhood Services:

Mariam Alam

David Kingen, former Township Administrator

Division of Planning:

Mike Peoni, AICP, Administrator

Robert Wilch, Planner in Charge

Robert Uhlenhake

John Byrnes

OTHERS ATTENDING MEETINGS:

Warner Anderson, Department of Capital Asset Management

Brian Jones, KIMCO Realty Corporation

Tina Jones, formerly of Department of Parks and Recreation

Officer Steve May, Indianapolis Police Department